



**GRASSROOTS**  
REALTY GROUP

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**1 Susquehanna Avenue**  
**Rural Cardston County, Alberta**

**MLS # A2240408**



**\$79,000**

**Division:** NONE

**Lot Size:** 3.12 Acres

**Lot Feat:** -

**By Town:** Cardston

**LLD:** 36-3-25-W4

**Zoning:** GCR

**Water:** None

**Sewer:** -

**Utilities:** -

Country Living with Every Possibility! This beautiful 3.1-acre lot offers a lifestyle many crave &mdash; peaceful mornings, breathtaking mountain views, and the freedom to build without limits. Whether you're planning a family home or a future vacation rental, this lot's generous size and nearly square layout give you the flexibility to bring your vision to life. Gas and electricity are conveniently located nearby, and water can be hauled or accessed via well. Enjoy life just 5 minutes from Cardston, with the natural beauty of Waterton Park and St. Mary's Reservoir's beach within easy reach. A quiet corner of Alberta with room to breathe and plenty of upside. Call your favourite REALTOR® today for more info!